



DOWNTOWN LAS VEGAS
ECONOMIC AND URBAN DEVELOPMENT

PROJECTS PORTFOLIO

Projects with Development/Investment Potential



1501 N. DECATUR BLVD.

South of southwest corner of Decatur Boulevard & Vegas Drive
(located near Las Vegas Golf Club)
Las Vegas, Nevada 89108

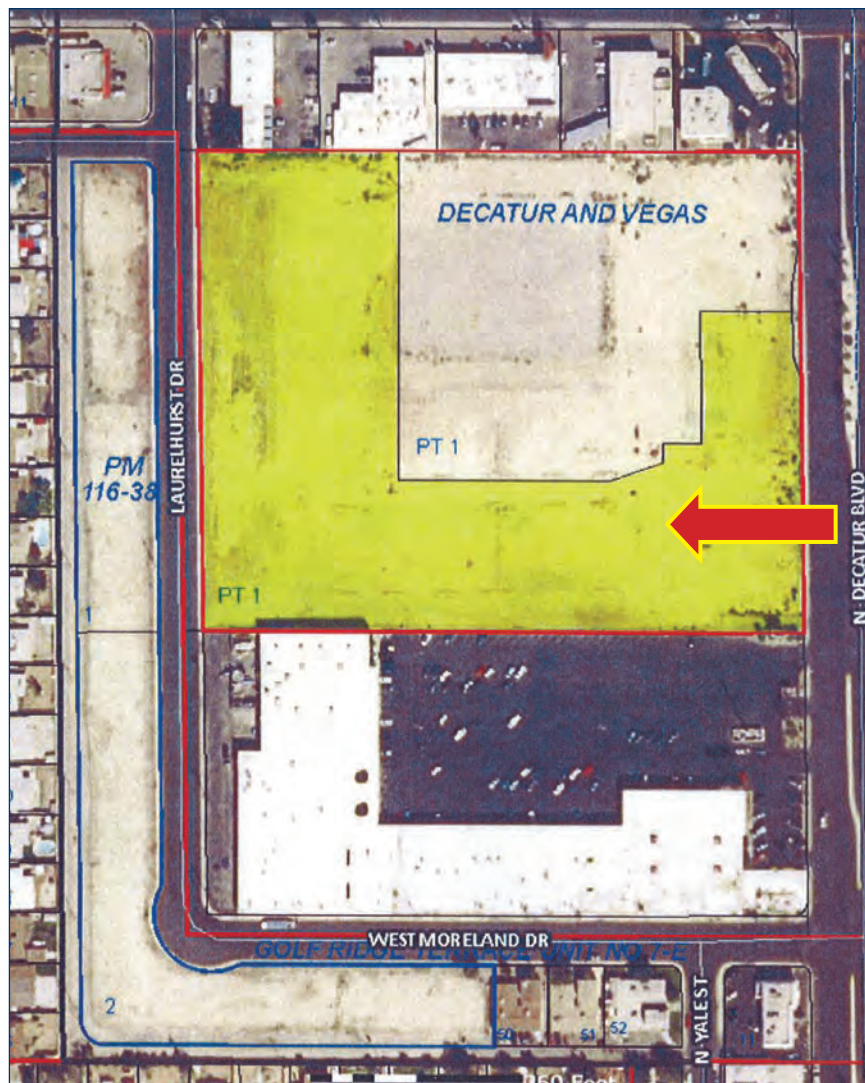
Project Highlights

- ☐ Potential development opportunity – vacant land
- ☐ Size: 6.06 acres
- ☐ APN: 138-25-518-002
- ☐ Zoning: C-1, city of Las Vegas
- ☐ Traffic: 43,250 VPD on Decatur Boulevard (NDOT 2012)
- ☐ Adjacent 3.92 acres (APN: 138-25-518-003) of vacant land are available for sale or lease by private seller
- ☐ Located near:
 - ◇ Ed Fountain Park
 - ◇ Existing commercial developments to the north and south
 - ◇ 60-unit multifamily rental project under construction to the west on Laurelhurst Drive

Project Partners: TBD

Contact:

City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
702.229.6100



Information provided by third party sources; although the city of Las Vegas has no reason to doubt its accuracy, the city does not guarantee it.

(FORMER) BILL HEARD PROPERTY

400 S. Decatur Blvd.
Las Vegas, Nevada 89107

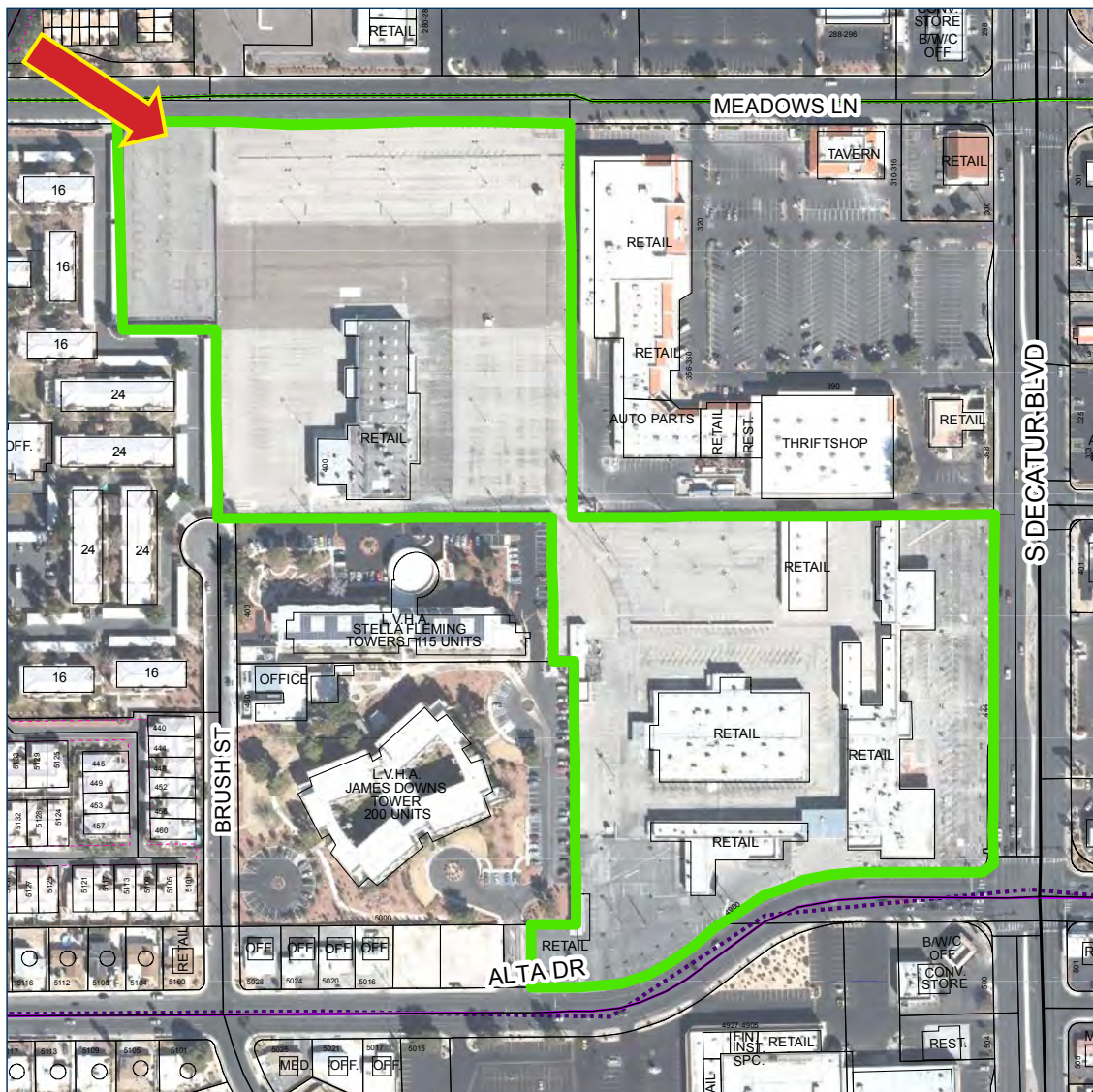
Project Highlights

- ☐ Vacant land
- ☐ Size: 19.60 acres
- ☐ APN: 138-36-601-009
- ☐ Zoning: C-2
- ☐ Located in city of Las Vegas Redevelopment Area 2 at the northwest corner of Alta Drive and Decatur Boulevard

Project Partners: TBD

Contact:

Cindy Lafortune
Corporate Business Manager
Fletcher Jones Management Group
7300 W. Sahara Ave. Las Vegas, Nevada 89117
Main: 702.739.9800; Fax: 702.446.5322; Cell: 708.480.9605; Direct: 702.740.2602
clafortune@fletcherjones.com



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CASHMAN CENTER SITE

Northeast Corner of Las Vegas Boulevard & Washington Avenue
Las Vegas, Nevada 89101

Project Highlights

- ☐ 50 acres of contiguous land
- ☐ Las Vegas Boulevard frontage
- ☐ Direct access to freeways
- ☐ Possible project funding incentives
- ☐ Close to large-scale development
- ☐ Possible site uses: baseball / soccer stadium, urban or academic medical center, mixed-use urban village, civic/government center, cultural facility, educational or university campus.

Project Partners: City of Las Vegas Redevelopment Agency
Las Vegas Convention and Visitors Authority

Contact:

City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
702.229.6100



Photo courtesy of the city of Las Vegas

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2800 Fremont St.
Las Vegas, Nevada 89104

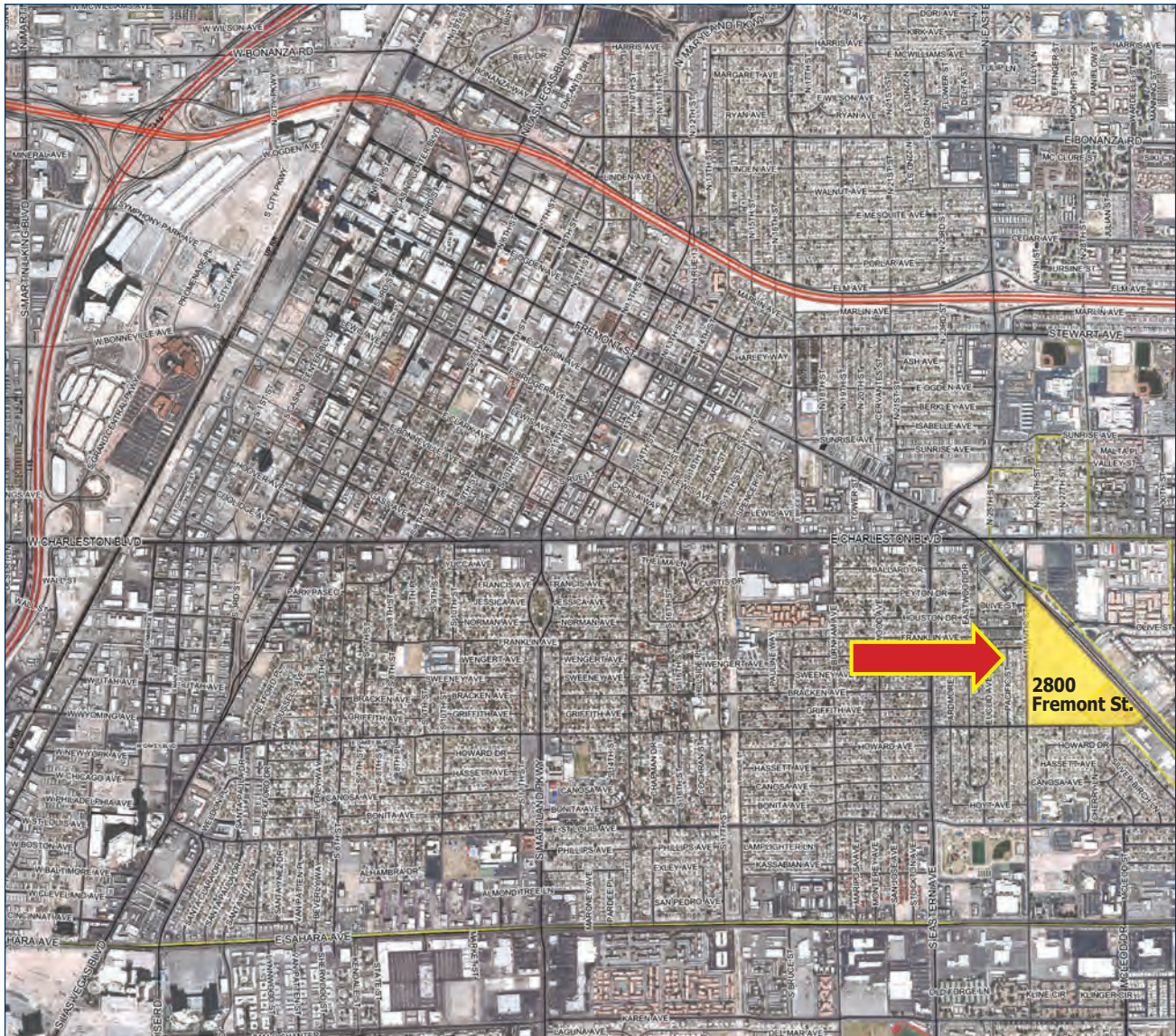
Project Highlights

- ☐ 30.44 acres of contiguous land
- ☐ Former casino-hotel site available for redevelopment
- ☐ Close to freeways
- ☐ Accessible by Fremont Street, Charleston Boulevard from the north and Oakey Boulevard from the southwest
- ☐ Zoned C-2 for the following possible uses: mixed-use shopping center, casino, offices or medical complex
- ☐ 26 acres are within the city of Las Vegas and its RDA 1 area; 4 acres are in unincorporated Clark County

Property Owner: Station Casinos

Contact:

City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
702.229.6100



CITY DEVELOPMENT PARCELS

Southeast corner of Washington Avenue & Veteran's Memorial Drive
Las Vegas, Nevada

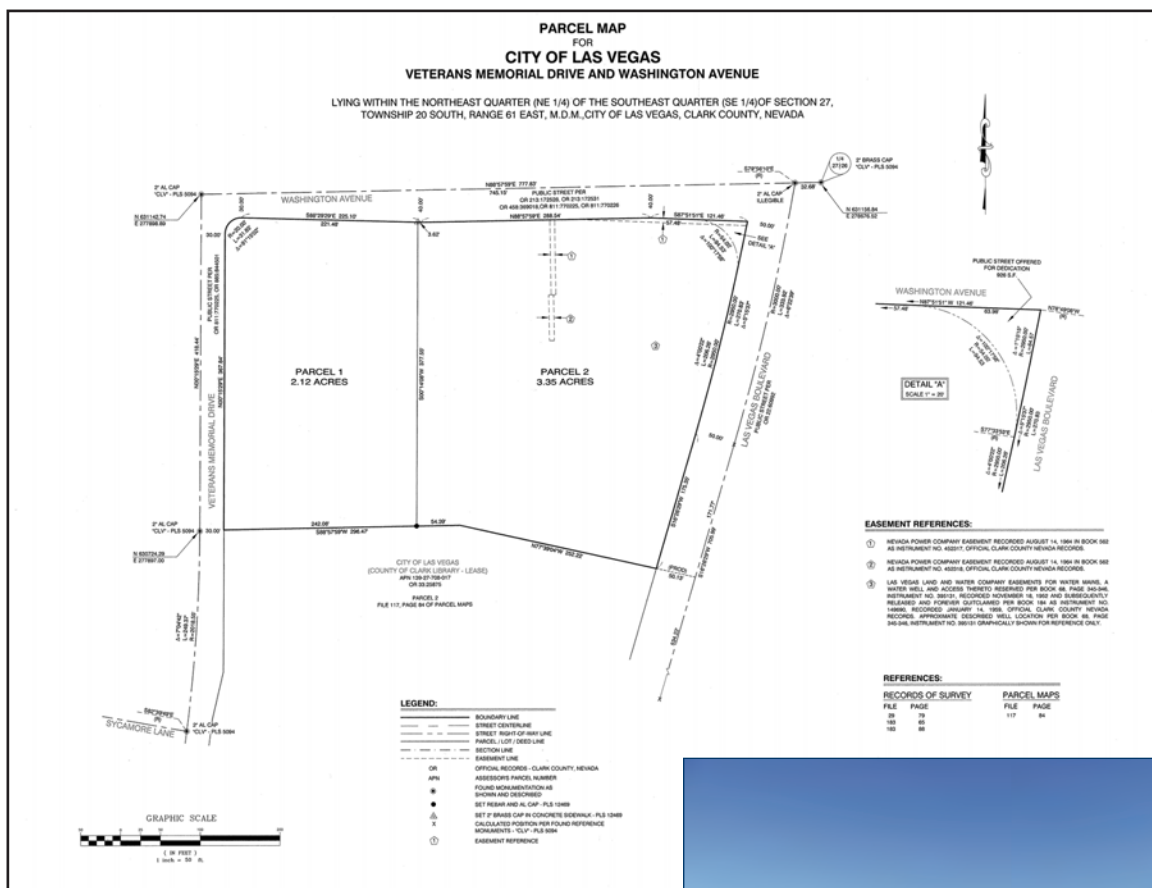
Project Highlights

- ☐ 2.2 acres vacant land
- ☐ Zoned: C-2 Commercial
- ☐ Located along Veteran's Memorial Drive, west of the intersection of Las Vegas Boulevard and Washington Avenue near the Cashman Center and in the Cultural Corridor.

Project Partner: City of Las Vegas Redevelopment Agency

Contact:

Julie Quisenberry
City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
702.229.6100



Map and photo courtesy of the city of Las Vegas



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DOWNTOWN CITY BLOCK DEVELOPMENT

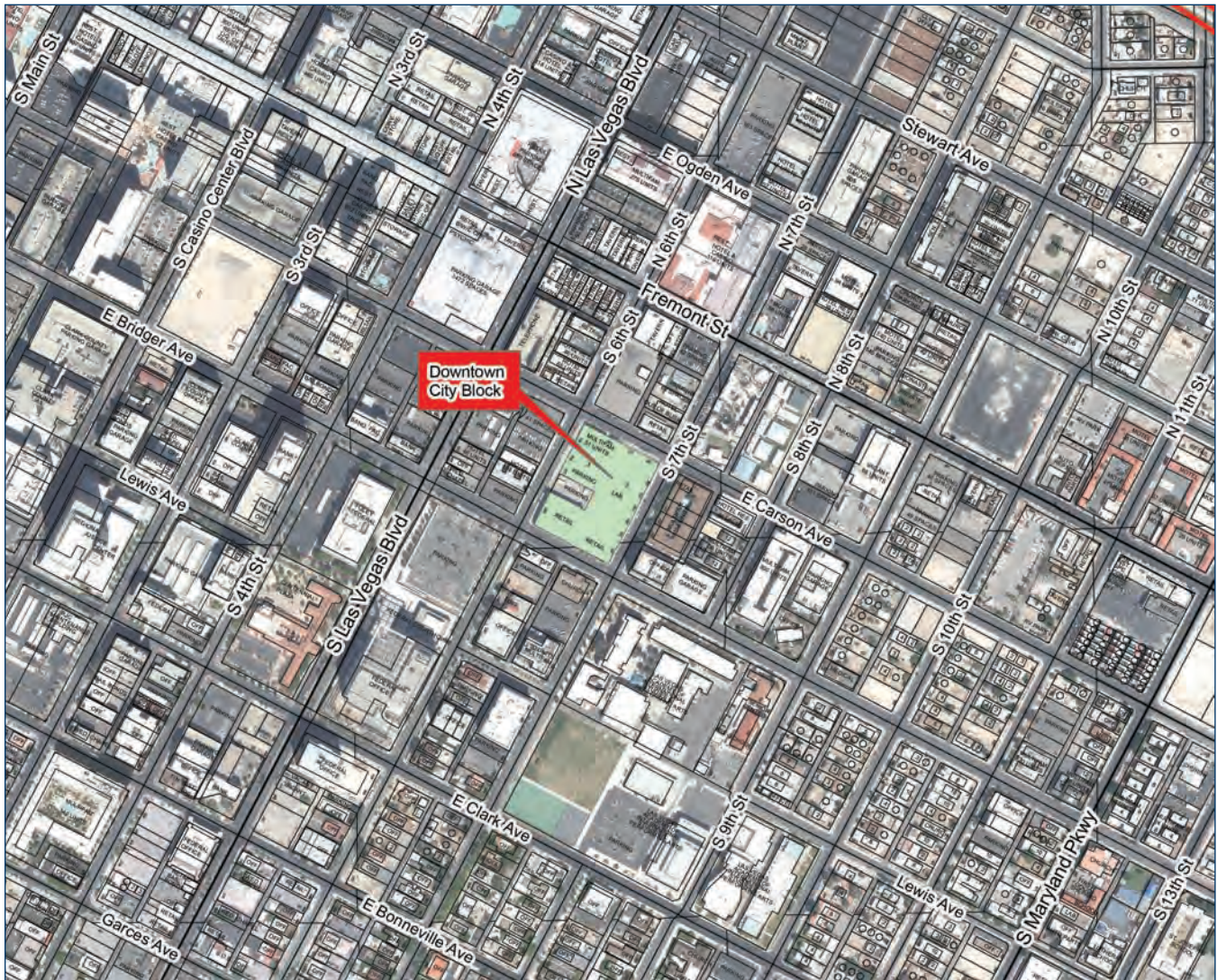
City block encompassing Sixth Street & Carson Avenue to Seventh Street & Bridger Avenue
(excluding one parcel and public right of way)
Las Vegas, Nevada 89101

Project Highlights

- Proximity to Fremont East Entertainment District, a rapid growth area
- Located just south of Container Park
- 12 assembled parcels on approximately 2.33 acres
- Includes office, residential, former hotel/hostel structures and vacant land. All can be razed or reconfigured.
- Zoned C-2 for general commerce (majority) & R-4 for apartment residence (2 parcels)

Contact:

Lau Investment Group
Sophie and Jeffrey Lau
415.299.0518
lausinvestment@yahoo.com



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DOWNTOWN 3RD RETAIL PROJECT

300 N. Casino Center Blvd. & 350 Stewart Ave.
Las Vegas, Nevada 89101

Project Highlights

- ☐ 80,000 square feet of retail space
- ☐ 15,000 square feet of meeting space
- ☐ Onsite parking
- ☐ Public plaza
- ☐ Downtown Grand hotel-casino and The Mob Museum serving as anchors
- ☐ Approved by the state for Tourist Improvement District funds, which are a rebate of a portion of future sales tax revenue and are to be used for infrastructure improvements and developments

Project Partners: CIM Group &
City of Las Vegas (land lease for project site)

Contact:

Jason Schreiber
First Vice President
CIM Group
4700 Wilshire Boulevard
Los Angeles, California 90010
323.860.4997
jschreiber@cimgroup.com

Brian Sorrentino
ROI Commercial Real Estate
702.363.3100, ext. 102



Rendering courtesy of CIM Group

EDMOND TOWN CENTER

921 W. Owens Ave. & 1081 W. Owens Ave.
(Southwest Corner of Owens Avenue Between H & J Streets)
Las Vegas, Nevada 89106

Project Highlights

- ☐ 135,000 square feet
- ☐ Grocery-anchored neighborhood shopping center
- ☐ Suites from 1,200 square feet to 18,000 square feet available
- ☐ Outlying retail pads fronting Owens Avenue available for development
- ☐ Zoning: Limited Commercial District (C-1)

Project Partners: Nucleus Investments
Commercial Real Estate Services

Contact:

Penny J. Mendlovic
Senior Associate
702.369.4932
penny.mendlovic@cbre.com

Alexander Keser
Marketing Coordinator
702.369.4808
alex.keser@cbre.com



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ENTERPRISE PARK SITE

Located near intersection of Martin L. King Boulevard & Lake Mead Boulevard
West Las Vegas, Nevada 89106

Project Highlights

- ☐ C1 zoning (approximately 3.32 acres remaining)
- ☐ CPB zoning (approximately 5.94 acres remaining)
- ☐ Commercial parcel
- ☐ Generally located north of Mount Mariah Drive
- ☐ 1.25 acres remaining along Mount Mariah Drive & Martin L. King Boulevard
- ☐ Encompassed by surrounding retail commercial development

Project Partner: City of Las Vegas Redevelopment Agency

Contact:

City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, NV 89101
702.229.6100



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FISHER BROTHERS MIXED-USE

Runs north/south along Rancho Drive, Teddy Drive (N), W. Desert Inn (S)

Project Highlights

- ☐ Approximately +/- 80 acres
- ☐ Zoned for commercial, multifamily and industrial development
- ☐ Located in city of Las Vegas Redevelopment Area
- ☐ Situated south of Palace Station Casino
- ☐ Near I-15 and resort corridor
- ☐ Planned mixed-use developments

Project Partner: Fisher Brothers Las Vegas LLC

Contacts:

Terry Murphy
Strategic Solutions
516 S. Sixth St.
Las Vegas, Nevada 89101
702.889.2840
tmurphy@strategicsolutionsnv.com
strategicsolutionsnv.com

Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Ste. 250
Las Vegas, Nevada 89113
702.792.7000



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MULTI-USE MULTIFAMILY DEVELOPMENT

300, 320 & 330 E. Charleston Blvd.
Las Vegas, Nevada 89104

Project Highlights

- ☐ Located between Third & Fourth Streets south of Charleston Boulevard
- ☐ Situated in 18b, The Las Vegas Arts District
- ☐ Located within downtown Redevelopment Area 1
- ☐ Approximately 5 acres
- ☐ Open for commercial investment
- ☐ Entitled for 1,100 living units (*subject to review*)

Project Partner: 305 Las Vegas LLC

Contact:

Glenda Shaw
Northcap Commercial
815 Pilot Road, Ste. E
Las Vegas, Nevada 89119
702.232.6000
gshaw@northcap.com



300 320 & 330 E. Charleston Blvd.,
Las Vegas, NV 89104

2.67
ACRES

MIXED USE-MULTIFAMILY
DEVELOPMENT OPPORTUNITY

Courtesy of Northcap

CALL FOR OFFERS TO
GLENDA AT (702) 232-6000

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821 Las Vegas Blvd. North
Las Vegas, Nevada 89106

Project Highlights

- ☐ Approximately 56 net acres
- ☐ May be acquired in its entirety or in portions with financing options available
- ☐ Zoned for mixed-use development, including gaming, retail, condominiums, hotel and 22,000-seat events arena
- ☐ Includes approximately 17 acres of city-owned streets and alleyways that previously had been vacated, yielding a +/- 73 gross acre development site
- ☐ Located within city's Redevelopment Area

Project Partner: Real Estate Interests Group

Contact:

TR Las Vegas Group
5440 W. Sahara Ave., Ste. 103
Las Vegas, Nevada 89146
702.478.7000
info@trlvgroup.com
<http://trlvgroup.com/project01.html>



Map courtesy of city of Las Vegas

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REED WHIPPLE CULTURAL CENTER

821 Las Vegas Blvd. North
Las Vegas, Nevada 89106

Project Highlights

- ☐ Mixed-use facility
- ☐ 32,510-square-foot building
- ☐ 3.55 acres/154,638-square-foot site
- ☐ Existing amenities include 275-seat multipurpose theatre with a 45' X 24' proscenium stage, 80-seat intimate studio theatre and 40' X 60' dance studio with a specially designed resilient floor
- ☐ Zoned C-2 , General Commercial
- ☐ Located within the Las Vegas Boulevard Scenic Byway District
- ☐ Situated in the Cultural Corridor

Project Partner: City of Las Vegas Redevelopment Agency

Contact:

Julie Quisenberry
City of Las Vegas Redevelopment Agency
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
702.229.6100



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WORLD MARKET CENTER LAS VEGAS PHASE IV

445 S. Grand Central Parkway
Las Vegas, NV 89106

Project Highlights

- ☐ WMCLV north 20-acres
- ☐ Currently occupied by temporary white tents serving as exhibit halls
- ☐ Proposed mixed-use
- ☐ Entitlements approved for Phase IV (*subject to review*)
- ☐ One of only two markets this size in the United States
- ☐ Serves as a landmark in downtown Las Vegas
- ☐ Beginning in summer 2015, the pavilions will serve as additional showroom space and business incubators for temporary tenants, with the aim of having them eventually become permanent in other WMCLV buildings.

Project Partner: International Market Centers

Contact:

Robert J. Maricich
Chief Executive Officer International Market Centers
World Market Center Las Vegas, Las Vegas Design
475 S. Grand Central Parkway, Ste. 1615
Las Vegas, Nevada 89106
Phone: 702.599.3300; Fax: 702.599.3301



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Economic and Urban Development Department
495 S. Main St., Sixth Floor
Las Vegas, Nevada 89101
Office: 702.229.6551
TTY: 711
EDinfo@lasvegasnevada.gov

Las Vegas City Council: Mayor Carolyn G. Goodman • Mayor Pro Tem Steven D. Ross, Ward 6
Councilwoman Lois Tarkanian, Ward 1 • Councilman Ricki Y. Barlow, Ward 5 • Councilman Stavros S. Anthony, Ward 4
Councilman Bob Coffin, Ward 3 • Councilman Bob Beers, Ward 2
City Manager: Elizabeth N. Fretwell • **Deputy City Managers:** Orlando Sanchez, Scott D. Adams
Chief Officer, Internal Services: Mark R. Vincent
Director of Community Development: Jorge Cervantes